



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-01
DATE: January 8, 2015
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a proposed Special Use for a Gas Station

APPLICANT: Byblos Holding, L.L.C.
LOCATION: Southwest Corner of 36th Avenue
N.W. and Tecumseh Road
WARD: 8

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a development to include a dental clinic, gas station, and retail. This property is currently zoned C-1, Local Commercial District, and Special Use will be required for the gas station component.

Please join us for a Pre-Development discussion of this proposal on Thursday, January 22, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

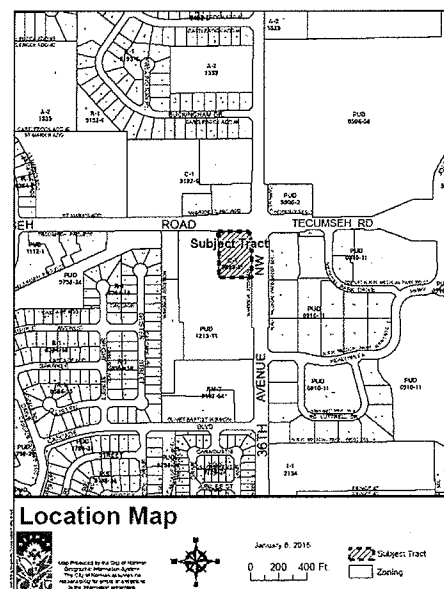
This applicant has filed a concurrent application for Planning Commission consideration of this project at their February 12, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Rudy Khouri, (405) 210-7356 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for

Pre-Development Informational Meeting

Case No. PD 15-01

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

ByBIOS HOLDING, LLC

ADDRESS

620 N. BERRY RD
NORMAN, OK 73069

EMAIL ADDRESS

RudyK@LaBaguette.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

RUDY KHEURI 405-210-7356
BEST TIME TO CALL: 8-5☐ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located SOUTHWEST CORNER OF 36 AVE
and containing approximately 1.7544 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

DENTAL CLINIC, GAS STATION AND RETAIL

This proposed development will necessitate (check all that apply):

- O
F
F
I
C
E

U
S
E

O
N
L
Y
- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☐ Rezoning to _____ District(s)
☒ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00
Current Zoning: C-1
Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: ☒

Received on:

1-5-19
at 1:35 a.m./p.m.by mt

